



**LEMBAGA JURUUKUR BAHAN MALAYSIA**  
(BOARD OF QUANTITY SURVEYORS MALAYSIA)

**PROGRAM PENDAFTARAN  
BERKELOMPOK**



**TARIKH : 14.07.2022 (KHAMIS) | MASA : 2.30 PM – 4.00 PM**





## Sr FADILAH MOHAMAD CAMALUDIN, CQS, MRISM



- Ahli Jawatankuasa Jawatankuasa Pendaftaran dan Kelayakan LJBM



- Pengarah, BEQS Consultant Sdn Bhd





# LEMBAGA JURUUKUR BAHAN MALAYSIA

(BOARD OF QUANTITY SURVEYORS MALAYSIA)

## STATUTORY BODY

Gazetted under Parliament Act  
(Laws of Malaysia : Act 487)

## QS ACT & RULES

QUANTITY SURVEYORS ACT 1967 (amended 2015)  
QUANTITY SURVEYORS RULES (amended 2016)



# Board of Quantity Surveyors Malaysia

## Board of Quantity Surveyors Malaysia

### Address

Tingkat 17, Blok F,  
Ibu Pejabat JKR,  
Jalan Sultan Salahuddin,  
50582 Kuala Lumpur, Malaysia

### Contact

Email: [info@bqsm.gov.my](mailto:info@bqsm.gov.my)  
Telephone No: 603 2610 8140/ 7987/ 8147  
Fax No: 603 2692 5680  
Portal : [www.bqsm.gov.my](http://www.bqsm.gov.my)



# THE BOARD OF QUANTITY SURVEYORS MALAYSIA

*20<sup>th</sup> Session (2021-2023)*



**President**

**Y.BHG. DATO' Sr AZIZ BIN ABDULLAH, CQS**

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**Registrar**

**Sr JAMISAH BINTI IBRAHIM, CQS**

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**Secretary**

**Sr DR. WAN AZLINA BINTI HJ IBRAHIM, PQS**



# THE BOARD OF QUANTITY SURVEYORS MALAYSIA

20<sup>th</sup> Session (2021-2023)



Board Member

**Sr AMRAN BIN MOHD  
MAJID, CQS**



Board Member

**Sr SITI BAIZURA BINTI  
MOHAMAD NOOR, CQS**



Board Member

**Sr ZULKIPELI BIN  
YAMAT, PQS**



Board Member

**Sr JUMIN BIN  
GONDIKIT, PQS**



Board Member

**Sr ROGAYAH BINTI  
YUNUS, CQS**



Board Member

**Sr MOHD ZAID BIN  
ZAKARIA, CQS**



Board Member

**Sr DR. ROZIHA BINTI CHE  
HARON, PQS**



Board Member

**DATO Sr HISHAM BIN  
JAFREY, CQS**



Board Member

**Sr AHMAD SUHAIMI  
BIN ABDUL MAJID,  
CQS**



Board Member

**Sr PAUL TIONG KUI  
CHIONG, CQS**



Board Member

**Sr KAMARUDIN BIN HJ  
SULAIMAN, CQS**



Board Member

**Sr KHOO SUI LAI, CQS**



Board Member

**Sr MUHAMAD ZULAZHAR  
MOHD GHAZALI, CQS**



Board Member

**Sr DR. SAIPOL BARI BIN  
ABD KARIM, CQS**



Board Member

**Ar MUSTAPHA BIN MOHD  
SALLEH**

*(representing Board of Architect  
Malaysia)*



Board Member

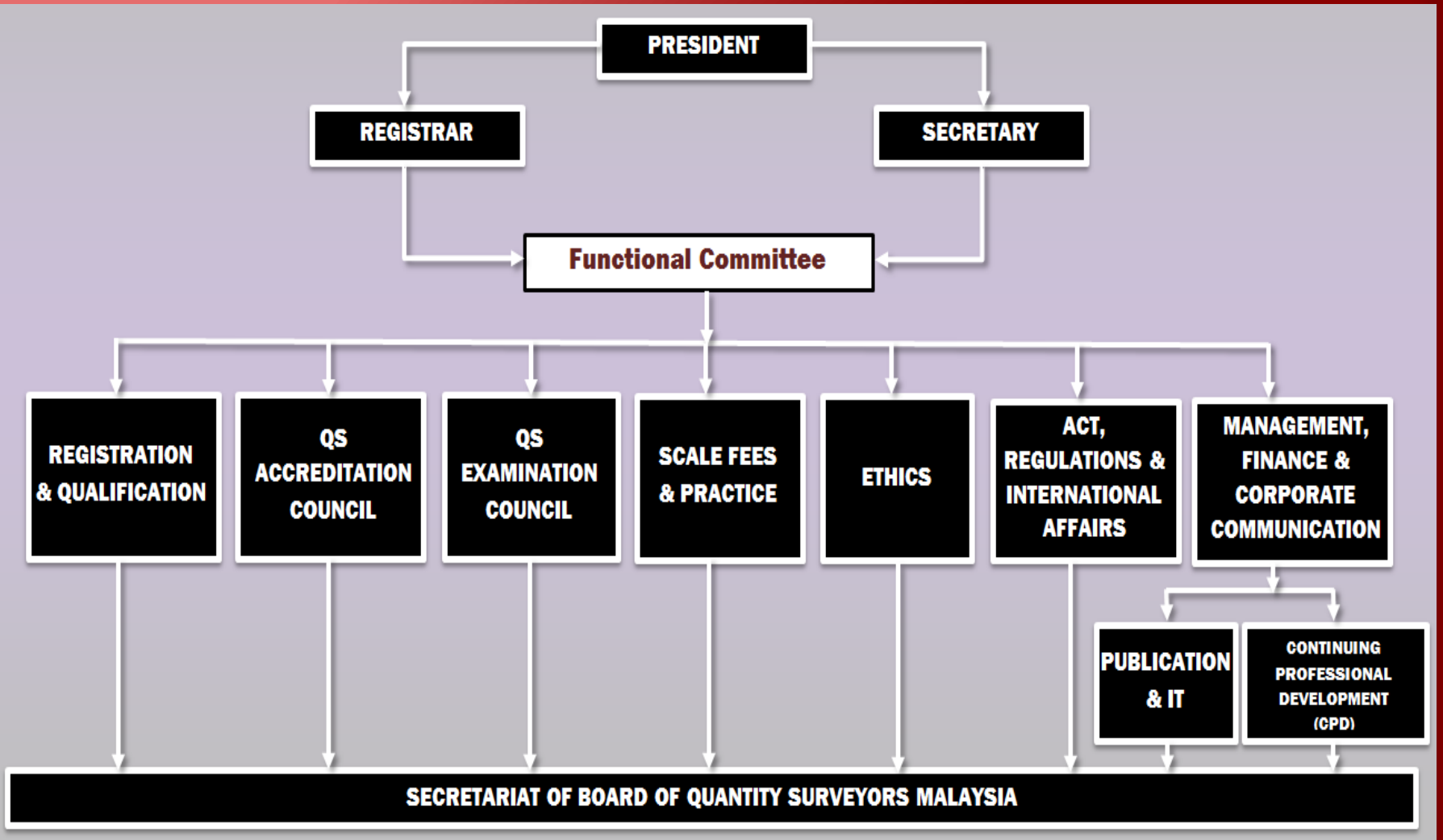
**Ir. MOHD KHIR BIN  
MUHAMMAD**

*(representing Board of Engineer  
Malaysia)*



# ORGANISATION STRUCTURE

20<sup>th</sup> Session (2021-2023)





## OBJECTIVE

Public interest  
Accountability of service  
Government policies  
Rights & interest of QS  
Relevancy & sustainability

## VISION

To be the prime agency  
of excellence governing  
the QS & cost  
engineering profession

## MISSION

To promote the growth  
of a world class QS &  
cost engineering profession  
through regulation & CPD





# REGISTRATION WITH BQSM



## SUBSECTION 7 (1) OF QS ACT (AMENDMENT) 2015:

(1) No person shall unless he is a Consultant Quantity Surveyor or Professional Quantity Surveyor

(a) practise or carry on business or take up employment as a Quantity Surveyor under any name, style or title containing the words `Quantity Surveyor`, `Building Economist`, `Building Cost Consultant`, `Project Cost Consultant` or the equivalent thereto in any other language or bearing any other word whatsoever in any language which may reasonably be construed to imply that the person is a Consultant Quantity Surveyor or Professional Quantity Surveyor





# REGISTRATION WITH BQSM

## SUBSECTION 8 (1) OF QS ACT:

Except as otherwise provided in subsection (2) or any other written law, no person or body, other than a Consultant Quantity Surveyor or Professional Quantity Surveyor who is residing and practising in Malaysia, and a Consulting Quantity Surveying Practice in Malaysia, shall be entitled to: -

- (a) prepare and submit to any person, organisation or authority in Malaysia, for construction projects, any feasibility study reports, preliminary estimates, cost plans, documents and reports for pre-qualification of contractors, bills of quantities and other tender documents, tender estimates and reports, contract documents, and valuation of works for interim payments, variation and final accounts; and
- (b) provide professional services such as project cost management, value management, risk management, facilities management, project management, construction management, construction claims management, dispute resolution services, technical and construction cost auditing and condition survey.

# NOT REGISTERED?



**NOT ALLOWED**

to practice or carry on business or take up employment as Quantity Surveyor (for Professional QS and Consultant QS), Provisional QS or QS Technologist.



**NOT ALLOWED**

to use or display any sign, board, card or other device representing or implying that the person is a Quantity Surveyor (for Professional QS and Consultant QS), Provisional QS or QS Technologist.

## Section 24 QS ACT:

Shall be guilty of an offence under this Act and shall be liable on conviction to a fine not exceeding **RM50,000.00** or to **INPRISONMENT** for a term not exceeding 3 years or to both, and, in the case of a continuing offence, to a further fine of **RM500.00** for each day during which the offence continues after conviction.

# NEW REQUIREMENT FOR PUBLIC SECTOR : APPOINTMENT OF QUANTITY SURVEYOR

## SYARAT LANTIKAN (Pekeliling JPA Julai 2021)

1. Calon bagi lantikan hendaklah memiliki kelayakan seperti berikut:

(a) warganegara Malaysia;

(b) berumur tidak kurang dari 18 tahun pada tarikh tutup iklan jawatan; dan

(c) (i) Ijazah Sarjana Muda Ukur Bahan yang diiktiraf oleh Kerajaan daripada institusi pengajian tinggi tempatan atau kelayakan yang diiktiraf setaraf dengannya; dan

(ii) berdaftar sebagai Juruukur Bahan Siswazah dengan Lembaga Juruukur Bahan Malaysia.

(Gaji permulaan ialah pada Gred J41: RM2,529.00).



# BULK REGISTRATION PROGRAMME: WHICH UNIVERSITY HAVE SIGN MoU?

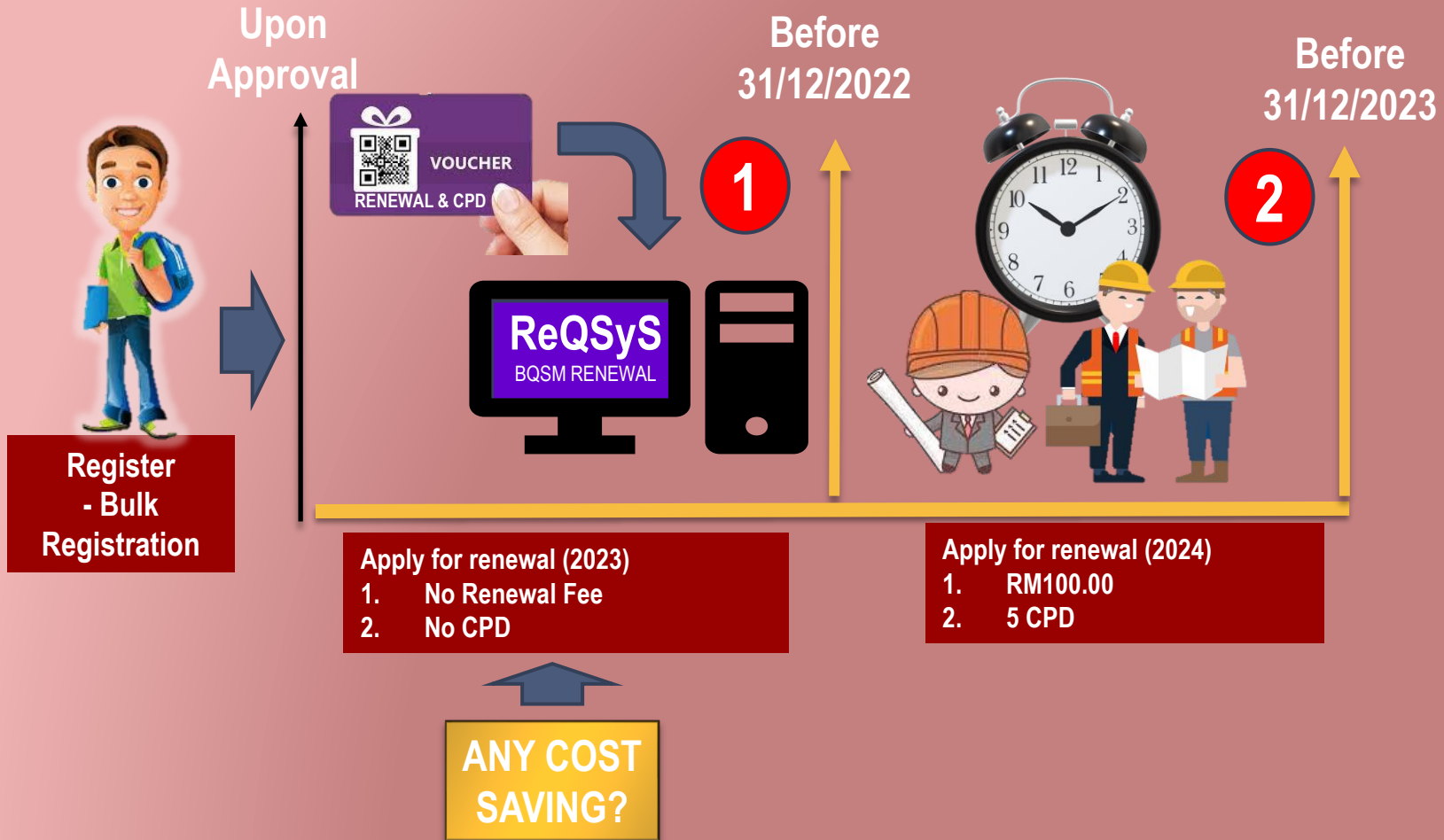


# ADVANTAGE TO THE STUDENT?

- Direct guidance for registration by BQSM
- Free voucher for 1<sup>st</sup> year registration renewal
- No CPD for 1<sup>st</sup> year registration renewal
- Early Permit of Registration Certificate as PVQS



# ADVANTAGE TO STUDENT: [voucher payment + No CPD for renewal]



# ADVANTAGE TO STUDENT: [voucher payment + No CPD for renewal]

No CPD - Cost Saving?



Register  
- Bulk  
Registration



Registration:  
RM150.00



CPD per  
Year:  
5 Points



1. 1 day seminar (4 CPD) => RM450.00
2. Self studies = 1 CPD

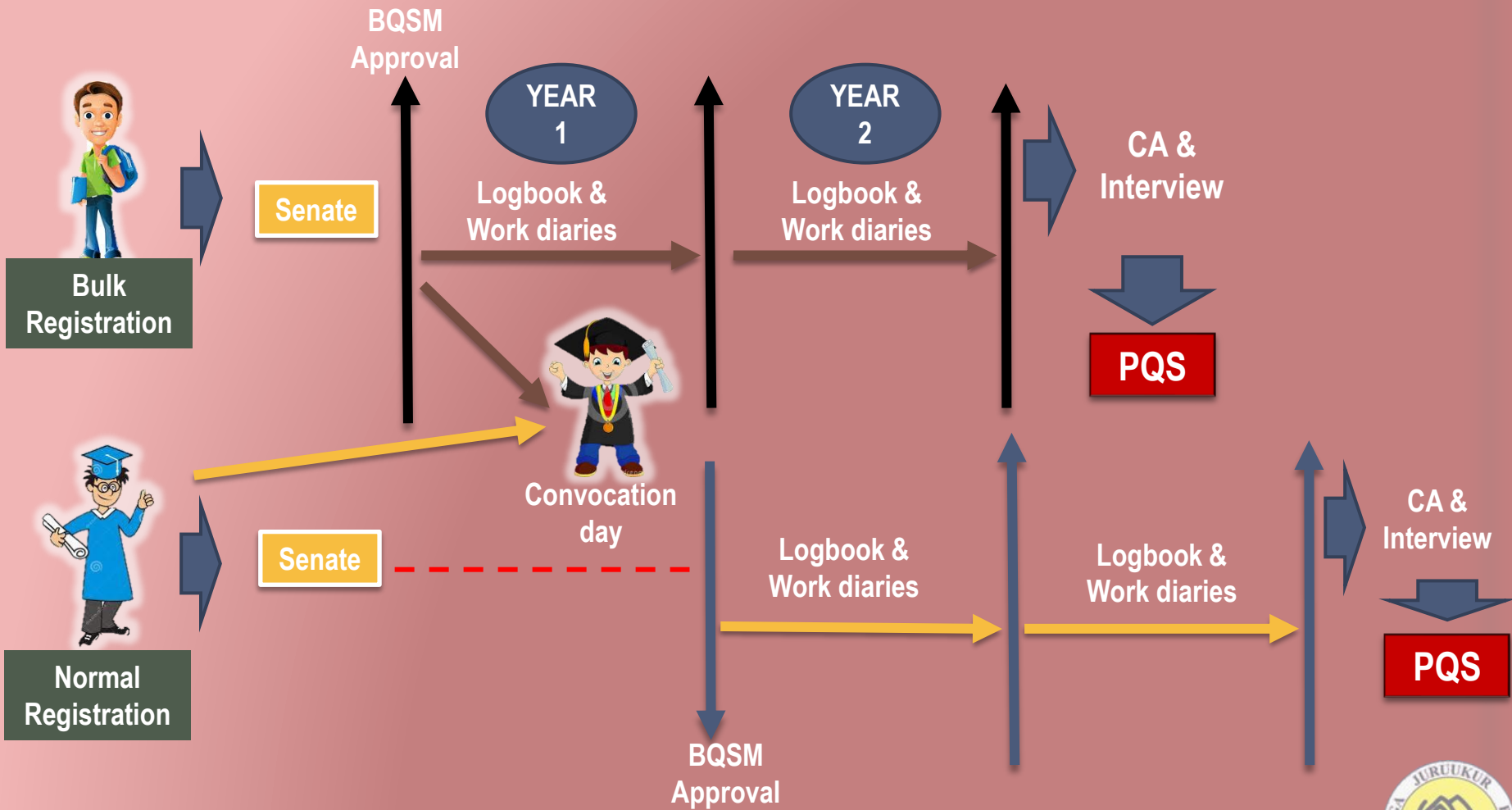


**SAVE:**  
1. Renewal : RM100.00  
2. CPD : RM450.00





# ADVANTAGE TO STUDENT: [2 certificate during convocation & start earlier]



# ADVANTAGE: REGISTRATION SYSTEM

- **No student's academic record to be submitted**
- **Board approval based on University's Senate final record submitted by Faculty/University**



# NORMAL REGISTRATION vs BULK REGISTRATION

## NORMAL REGISTRATION



1. Register on-line
2. Registration form
3. Employment & Employer's Record
4. Certified Document :
  - SPM/O-Level Certificate
  - Diploma/Sijil/Matrikulasi/STPM/A-Level
  - Degree
  - transcripts for the first year to the final year, including Diploma, if anyAll document submitted shall be certified true copy by:
  - a) PQS or CQS; or
  - b) Fellow/Member from Pertubuhan Juruukur DiRaja Malaysia (RISM)

## BULK REGISTRATION

- 1** Register on-line
- 2** Bulk Registration form and Confirmation from faculty
- 3** Document :
  - I.C.
  - Photo



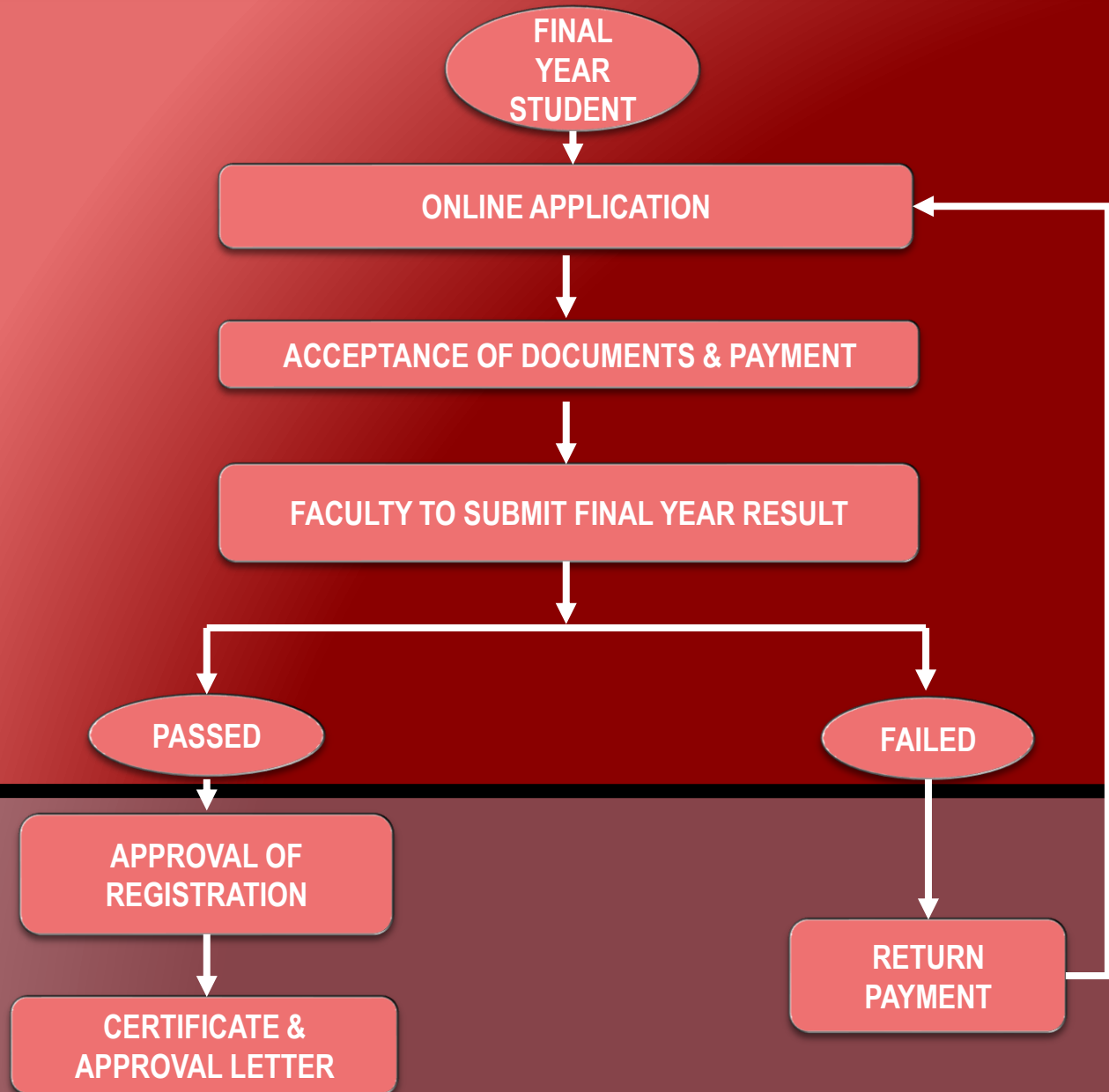
# NORMAL REGISTRATION vs BULK REGISTRATION

NORMAL REGISTRATION (RENEWAL)	BULK REGISTRATION (RENEWAL)
<p>1<sup>ST</sup> YEAR RENEWAL:</p> <ol style="list-style-type: none"><li>1. Application on-line</li><li>2. Renewal fee</li><li>3. CPD Point</li></ol>	<p>1<sup>ST</sup> YEAR RENEWAL:</p> <ol style="list-style-type: none"><li>1. Application on-line</li><li>2. <del>Renewal Fee</del> </li><li>3. <del>CPD Point</del> </li></ol>

# IMPLEMENTATION

NO	ACTIVITY	ACTION
1	LIST OF FINAL YEAR STUDENT	FACULTY
2	PRE – REGISTRATION I) REGISTRATION GUIDANCE II) ONLINE REGISTRATION III) SUBMISSION OF DOCUMENTS	STUDENT LJBM
3	CONFIRMATION AND COMPILATION (INCLUDING FEE)	FACULTY
4	CONFIRMATION FROM SENATE FOR GRADUATION	FACULTY
5	APPROVAL	LJBM
6	REGISTRATION CERTIFICATE & LETTER OF APPROVAL	LJBM
7	RENEWAL	STUDENT





# CATEGORY OF REGISTRATION

1

QS TECHNOLOGIST

Assisting Quantity Surveying Work

2

PROVISIONAL QS

3

PROFESSIONAL QS

- Qualified Quantity Surveyor
- Can call himself a QUANTITY SURVEYOR

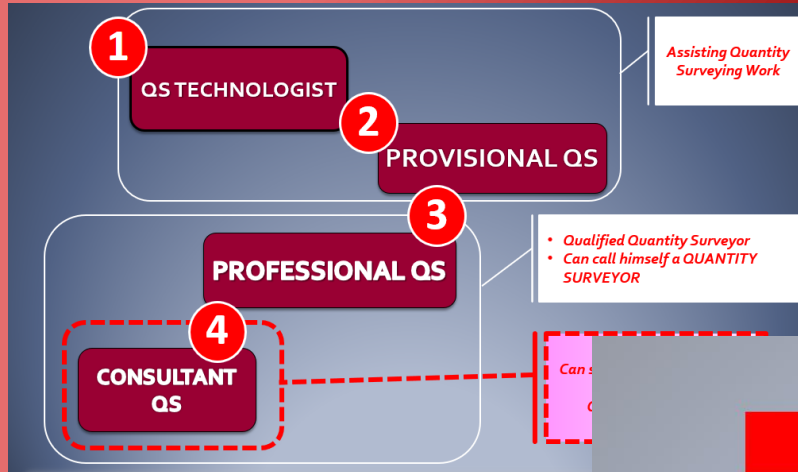
4

CONSULTANT QS

Can set up a firm to provide a Quantity Surveying Consultancy services



# CATEGORY OF REGISTRATION



## NOT REGISTERED?



### NOT ALLOWED



to practice or carry on business or take up employment as Quantity Surveyor (for Professional QS and Consultant QS), Provisional QS or QS Technologist.

### NOT ALLOWED



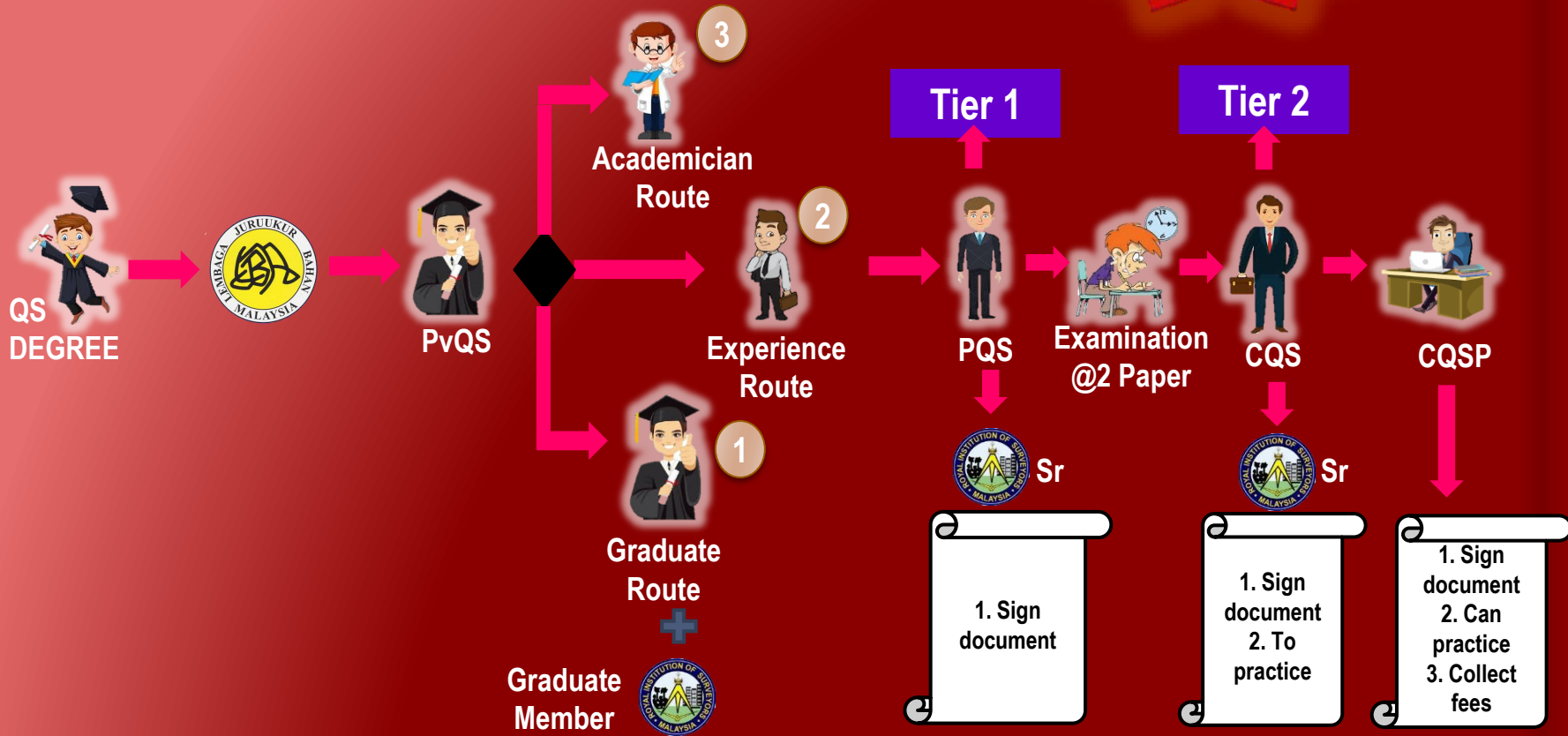
to use or display any sign, board, card or other device representing or implying that the person is a Quantity Surveyor (for Professional QS and Consultant QS), Provisional QS or QS Technologist.

### Section 24 QS ACT:

Shall be guilty of an offence under this Act and shall be liable on conviction to a fine not exceeding **RM50,000.00** or to **INPRISONMENT** for a term not exceeding **3 years** or to both, and, in the case of a continuing offence, to a further fine of **RM500.00** for each day during which the offence continues after conviction.



# Proceed Or Stand Still?





LET'S START OUR  
**JOURNEY**



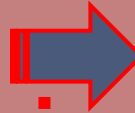
# ROUTE TO REGISTRATION - Practitioner -



ACCREDITED  
QS DEGREE

## GRADUATE ROUTES

Registration as  
**PROVISIONAL QS**



Registration as  
**PROFESIONAL QS**



Registration as  
**CONSULTANT QS**

- 2 years supervised experience  
(3 years for external supervisor)
- Log Book & Work Diary
- Critical Analysis Report
- Professional Interview



- 1 year approved local  
experience
- Exam : PP1 & PP2
- Professional Interview



# ROUTE TO REGISTRATION - Practitioner -

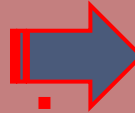


ACCREDITED  
QS DEGREE

with >5 years  
experience  
related to QS  
work after  
graduation

## EXPERIENCE ROUTES

Registration as  
PROVISIONAL QS



Registration as  
PROFESIONAL QS



Registration as  
CONSULTANT QS

- 1 year supervised experience (2 years for external supervisor)
- Critical Analysis Report
- Professional Interview



- 1 year approved local experience
- Exam : PP1 & PP2
- Professional Interview



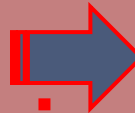
# ROUTE TO REGISTRATION - Academician -



ACCREDITED  
QS DEGREE

## ACADEMICIAN ROUTES

Registration as  
PROVISIONAL QS



Registration as  
PROFESIONAL QS



Registration as  
CONSULTANT QS

- + **Minimum Master Degree related to Construction Industry**
- + **Full time lecturing on approved QS or QS related programme for at least 3 years**

- *1 year supervised experience (2 years for external supervisor)*
- *Critical Analysis Report*
- *Professional Interview*



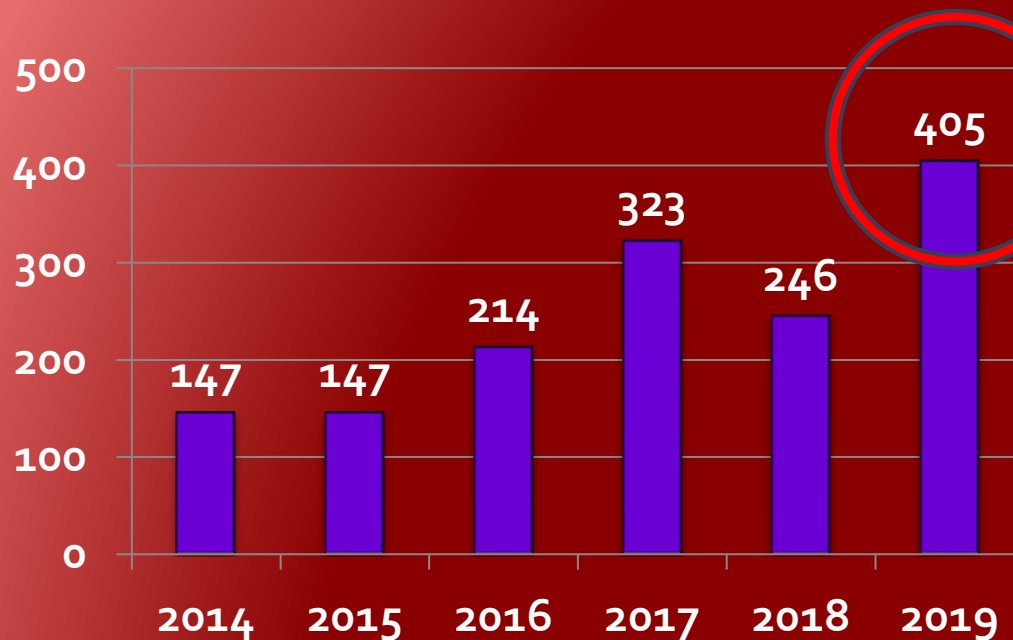
- *2 years approved local experience*
- *Exam : PP1 & PP2*
- *Professional Interview*



# YEARLY CPD REQUIREMENTS

Category	Professional QS / Consultant QS	Provisional QS
< 55 years	10 points	5 points
Age of 55 to 60 years	5 points	5 points
> 60	Exempted	
Residing or Working in Oversea / Unemployed	2 points	

# STATISTICS : CANCELLED REGISTRATION



2019 :  
199 from total  
number of  
cancelled  
registration  
came from Bulk  
Registration  
Programme

# RENEWAL OF REGISTRATION



## Section 13(2) of QS Act – **Renewal Requirement**

- **REGISTRATION EXPIRED DATE : 31 DECEMBER EVERY YEAR**

## Section 16 of QS Act – **Removal of Registration**

- **WITHIN ONE MONTH OF THE EXPIRY OF THE REGISTRATION**

## Section 17(2) of QS Act – **Reinstatement of Registration**

- **WITHIN A PERIOD OF THREE YEARS OF THE EXPIRY (WITH A PENALTY)**



# POST-FIX AND PRE-FIX

## SUBSECTION 7 (1A)

A Consultant Quantity Surveyor (CQS) shall be entitled to use abbreviation “CQS” after his name

e.g **Dato’ Sr Aziz bin Abdullah, CQS**

## SUBSECTION 7 (1B)

A Professional Quantity Surveyor (PQS) shall be entitled to use abbreviation “PQS” after his name

e.g **Zulkipeli bin Yamat, PQS**

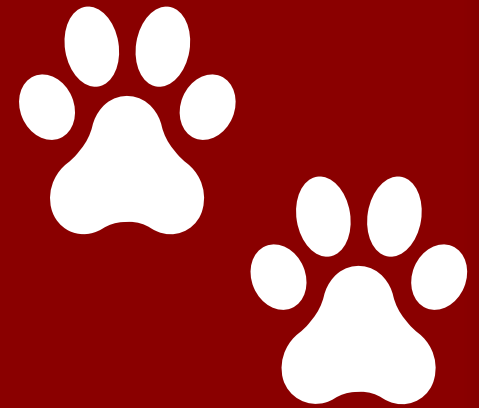
## SUBSECTION 7 (1C)

A CQS or PQS shall be entitled to use the abbreviation “Sr” before his name if the CQS or PQS is a member of the Royal Institution of Surveyors, Malaysia

e.g **Sr Dato’ Sr Aziz bin Abdullah, CQS** or  
**Sr Zulkipeli bin Yamat, PQS**

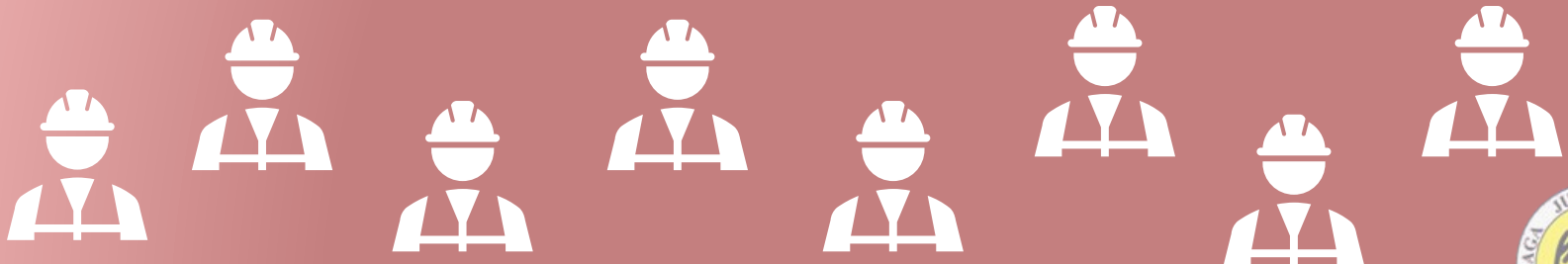


**TOWARDS  
REGISTRATION AS  
PROFESSIONAL  
QUANTITY  
SURVEYOR**



# ASSESSMENT OF PROFESSIONAL COMPETENCE (APC)

*The APC is the qualifying assessment conducted by BQSM for registration as PQS and CQS. The APC emphasizes the technical competencies of a professional quantity surveyor through structured training for the minimum levels of requirements in knowledge, skills and abilities*



The APC will gauge and signify the levels of competencies of the candidates in their skills and abilities. There are 3 basic levels of attainment which are progressive in terms of skills and abilities.



**LEVEL 1 :**  
Knowledge and understanding



**LEVEL 2 :**  
Practical application of knowledge and understanding  
Conflict management, data management, Communication and negotiation



**LEVEL 3 :**  
Reasoned analytical advice and depth of technical knowledge, Leadership, management of resources and people  
Client care, Ethics and professional practice

# SELECTION AND PLANNING OF THE APC COMPETENCY

**PRE-  
CONSTRUCTION**

**CONTRACT  
ADMINISTRATION**

**CONSTRUCTION  
CONTRACT  
OPERATIONS**

**COST PLANNING AND  
QUANTIFICATION OF  
CONSTRUCTION  
WORK**

**POST CONTRACT  
COST CONTROL**

**CONSTRUCTION  
SERVICES**

**PROJECT  
MANAGEMENT**

**RESEARCH AND  
DEVELOPMENT**

**PUBLIC  
DEVELOPMENT  
POLICY**

**GENERAL  
MANAGEMENT AND  
CONSTRUCTION  
FINANCE**

**LIFE CYCLE  
COSTING**


**FACILITIES  
MANAGEMENT**

**SUSTAINABILITY  
AND GREEN  
BUILDING INDEX**

**BUILDING  
INFORMATION  
MODELING (BIM)**



# WORK DIARY



LEMBAGA JURUKUR BAHAU MALAYSIA  
(BOARD OF QUANTITY SURVEYORS MALAYSIA)

**ASSESSMENT OF PROFESSIONAL COMPETENCE (APC)  
IN  
QUANTITY SURVEYING**

---

**WORK DIARY**

YEAR **1 2 3**

Name .....  
 Supervisor .....  
 Employer .....  
 Address .....

Date of Commencement .....  
 Date of Completion .....

APC Coordinator  
 Lembaga Jurukur Bahau Malaysia, Tingkat 17, Blok F, The Exchange Mall, Jalan Sultan Salahuddin, 50512 Kuala Lumpur  
 Tel : 03-26107323 Fax : 03-2662 5860 Email : apc@qsm.gov.my

WEEK NO. : \_\_\_\_\_ (DATE : \_\_\_/\_\_\_/\_\_\_ to \_\_\_/\_\_\_/\_\_\_)

Date/ Job Code	Nature of professional work carried out	Day or Part of	Code of training area

\_\_\_\_\_  
Candidate's signature

\_\_\_\_\_  
Supervisor's signature  
Name in block letters : \_\_\_\_\_  
LJBM Reg. No. : \_\_\_\_\_



# WORK DIARY



Candidates are to maintain a Work Diary throughout their approved period of Professional Training and any extended period of training that may be required.



The Work Diary must be signed by the candidate and his supervisor at the end of every week, certifying correctness of entries. This provides an opportunity for the supervisor to review the progress and to ensure the adequacy and relevance of the candidate's training



The Work Diary provides important evidence of the candidate's Professional Training and should therefore be kept in safe custody. It is also advisable that a copy is made before the original is submitted for Interim Assessment

# LOG BOOK



LEMBAGA JURUKUR BAHAN MALAYSIA  
(BOARD OF QUANTITY SURVEYORS MALAYSIA)

ASSESSMENT OF PROFESSIONAL COMPETENCE (APC)  
IN  
QUANTITY SURVEYING  
**LOG BOOK**

Name : .....  
Supervisor : .....  
Employer : .....  
Address : .....  
Date of Commencement : .....  
Date of Completion : .....

APC Secretariat  
Lembaga Jurukur Bahan Malaysia, Tingkat 17, Blok F, The Pajohat JKR, Jalan Sultan Salahuddin, 50592 Kuala Lumpur  
Tel: 03-26107823 Fax: 03-2692 3890 Email: sac@hqqm.gov.my

CANDIDATE'S NAME : .....  
(IN BLOCK LETTERS)

QUANTITY SURVEYING  
ANALYSIS OF WORK DIARY SHEETS FOR MONTH 1 TO 24

AREA OF APPROVED PROFESSIONAL EXPERIENCE	Code of Jobbing area	Total for 12 months												GRAND TOTAL	
		1	2	3	4	5	6	7	8	9	10	11	12		
<b>FEASIBILITY STAGE</b>		<b>5.1.1</b>													
Preparation and Use of Cost Analysis	5.1.1.1														
Preparation of Estimate from Sketch Plan to Detailed Design	5.1.1.2														
Preparation and use of Detailed Budget	5.1.1.3														
Preparation and Use of Cost Plan	5.1.1.4														
Preparation/Processing/Analysis including Economic Evaluation and Assessment of Total Expenditure	5.1.1.5														
Value Management / Engineering including Comparative Design Alternatives	5.1.1.6														
"Cost to use" Studies / Life Cycle Costing, namely the Relationship between Capital Expenditures for Individual Sections of Work and/or Components	5.1.1.7														
Preparation/Integration of Turnover, Profit/Loss Forecasts and Cash Flow Projections	5.1.1.8														
Cost Checking during the Development of Design	5.1.1.9														
Contractual and Tendering Arrangements in the Context of early advice	5.1.1.10														
TOTAL															
<b>PRE-CONTRACT STAGE</b>		<b>5.1.2</b>													
Preparation and Documentation of B.O., and other Tender Documents for Main Contracts, Sub-Contracts or Contracts of Supply	5.1.2.1														
Measurement, Estimating and Pricing for Tenders	5.1.2.2														
Value Management/ Engineering including Comparative Design Economics	5.1.2.3														
Preparation of Specifications and/or Schedule of Rates	5.1.2.4														
Data Processing Associated with the Preparation of Documentation	5.1.2.5														
Detailed Compilation and Analysis of Unit Rates/ Preliminaries	5.1.2.6														
Selection and Evaluation of Tenders	5.1.2.7														
Project Update Meeting with Employers and Consultants	5.1.2.8														
Pre-qualification, Evaluation and Registration of Contractors	5.1.2.9														
TOTAL															

\* Candidate's Signature at (a) and Supervisor's signature at (b) at the end of every 4 months


NAME OF SUPERVISOR : .....  
LIBM REG. NO. : .....






# LOG BOOK

Log book to be :

- 
- Analytical account of professional training
    - In chronological order
    - Adequate & balance



The details required should be drawn from the Work Diary.



Upon completion of the training period, the candidate may apply for Final Assessment.

# CRITICAL ANALYSIS

The Critical Analysis shall be the basis for the Panel to test candidate's "Competencies"

Candidates to  
choose 2 out of  
14 areas

Between 3,000 – 4,500  
words (*Recommended  
"conclusion" to be 1/3 of  
total*)

Spacing  
1.5 lines

Font type  
Arial 11



# CRITICAL ANALYSIS

## - Format of assessment-

	<b>Criteria for assessment</b>	<b>Weightage</b>
1	Requirements of practical experience	Compulsory
2	On Critical Analysis:- a) Knowledge and understanding b) Practical application c) Giving reasoned advice	45 marks per Area
3	Report writing	10 marks

# PROFESSIONAL INTERVIEW

## - Interview Guidelines-

**Total interview duration: 45 minutes**

<b>Chairman's introduction / Candidate's update on CV</b>	<b>Approx 3 minutes</b>
<b>Candidate's presentation – uninterrupted but please keep to 10 minutes</b>	<b>10 Minutes</b>
<b>Panel's competency questions on the presentation – 10 minutes on each Area</b>	<b>Approx 20 minutes</b>
<b>Panel's questions on overall experience – CPD and BQSM rules of conduct including ethics</b>	<b>Approx 10 minutes</b>
<b>Chairman's remarks and close of interview / candidate's 'last say'</b>	<b>Approx 2 minutes</b>

# PROFESSIONAL INTERVIEW

**-most importance issue-**

- There will be questions on ethics and code of conduct to Level 3
- If candidates **fail** any ethics and code of conduct questions, they **fail the professional interview** immediately.

**ARE YOU READY  
TO REGISTER?**



# FURTHER DETAILS & REFERENCE

## - BQSM Secretariat-

<b>BQSM Portal</b>	<b><a href="http://www.bqsm.gov.my">www.bqsm.gov.my</a></b>
<b>ReQSys System</b>	<b>03-26108147</b>
<b>Route of Registration</b>	<b>03-26108140</b>
<b>Registration of Provisional QS</b>	<b>03-26108147</b>
<b>Assessment of Professional Competencies (APC)</b>	<b>03-26107987</b>



*Thank  
You*

*&*

*Welcome To The First Step Of  
Your Professional Journey*

